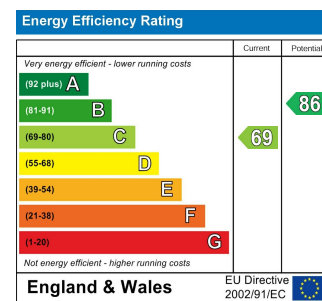
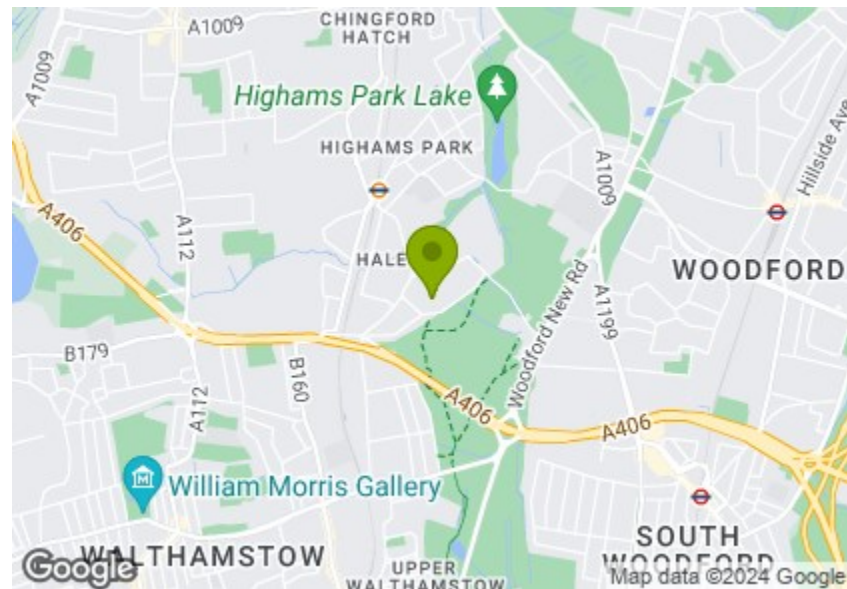




Total Area (Excluding Garage): 114.9 m² ... 1237 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GALEBOROUGH AVENUE, WOODFORD GREEN Offers In Excess Of £825,000 Freehold 5 Bed House - End Terrace



Features:

- Five Bedroom House
- End of Terrace 1930's
- Moments From Epping Forest
- Approx. 1237 Square Foot (Excluding Garage)
- Potential To Extend (STPP)
- Private Driveway and Garage
- Circa 50 Foot South West Facing Garden
- Short Walk to Highams Park Station

A wonderful, five bedroom, 1930s end terrace, with a private driveway, garage and large South West facing garden. This is the perfect home for a growing family, with great schools and the endlessly explorable Epping Forest on your doorstep.

You'll be through to London Liverpool Street in around half an hour door to door, with Highams Park station just half a mile on foot for direct twenty three minute runs to the City. You can also ride just two stops to Walthamstow Central and five stops to Hackney Downs.

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IF YOU LIVED HERE...

Plush smoky carpet flows from the entrance hall into your first, 160 square foot, reception room. A leaded bow window casts light across the room and an immaculate vintage fireplace takes centre stage. Next door, you'll find an attractive dining room with equally spacious dimensions, lovingly restored timber flooring and bright patio doors opening out to your South West facing garden. In your kitchen, there's canary yellow paintwork, charcoal countertops and flooring, classic white cabinets and a large integrated chef's oven, as well as another route to your outside space.

Out here, you'll find an ideal mix of paved patio and lush green lawn. You can also get into your garage, for secure sheltered off-street parking, and continue through to the paved driveway at the front of your home for more additional options for drivers. Back inside, and upstairs you'll find another gorgeous bow window and an elegant mantelpiece in your 150 square foot, principal bedroom. A second generous sleeper sits next door, with a vintage pewter hearth and garden views and your third bedroom has another beautiful latticed bay window.

Elsewhere, in your large, stylish family bathroom, floor to ceiling, misty tilework is illuminated by a pair of bright windows and a rainfall shower sits over the L-shaped tub. Heading upstairs again, you'll find your fourth sizeable double, with two sunny skylights and accent lighting. Your fifth and final bedroom sits next door, with more accent lighting and a Juliet balcony overlooking the garden. Here you also have a lovely en suite shower room, with a contemporary white suite, more of those misty tiles and

a chrome heated towel rail.

Your new local will be the family friendly Royal Oak Pub and Guesthouse, only a few minutes' walk from your front door. With quiz nights, live music events and outdoor concerts in the beer garden in the summer, this is a great place to meet up with friends and neighbours. Also practically on your doorstep is the Forest Drive entrance to the vast woodlands of Epping Forest. Walk, cycle or run your way through the forest up to Highams Park Lake or down to Hollow Ponds, where you can hire a row boat and take in the beautiful scenery from a different angle.

WHAT ELSE?

- Within a mile radius of your home, there are seventeen primary and secondary schools that have been rated as 'Outstanding' or 'Good' by Ofsted.
- For a trio of great eating and drinking establishments, head up to Winchester Road and choose from Yaz Restaurant for high end Turkish cuisine, Vinoramica for delectable wines and craft beers or visit CAMRA's 2023 East London Pub of the Year, The Stag & Lantern Micropub.
- Driving further afield will be effortless, with your own driveway, garage and access to the North Circular motorway in just two minutes by car.



A WORD FROM THE OWNER...

"The house is in a quiet street with a fabulous view onto the Oak Hill Crescent Green. It's a short hop, skip from the front door to Epping Forest with fantastic walks for family and dogs! You can walk from here through the forest to the Highams Park in around 15-20 minutes which is great in summer when the shade from the trees is much nicer than walking via the roads. It's a very friendly street and neighbouring street, and less than 10 minutes walk to Highams Park station and the community shops. Walking to South Woodford Odeon takes about 20-25 minutes in the opposite direction. Children attended Selwyn Primary but other neighbours attend Oakhill Primary and Handsworth. They then went on to attend Highams Park Secondary and the Sixth Form there and have developed a strong community of friends in the area."

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Reception

12'3" x 13'11"

Reception

12'3" x 14'0"

Kitchen

7'1" x 10'11"

Bedroom

6'3" x 8'0"

Bedroom

11'6" x 13'11"

Bedroom

9'11" x 11'6"

Bathroom

7'8" x 6'6"

Bedroom

16'9" x 9'1"

Bedroom

10'0" x 9'8"

Ensuite

5'2" x 6'5"

Garage

8'2" x 16'0"

Garden

approx. 48'0" x 30'0"

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